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23 JAN 1963

~~CONFIDENTIAL~~

MEMORANDUM FOR: Deputy Director (Support)

SUBJECT: Appearance of the Lobby and Sixth Floor of  
Building 213

1. This memorandum is for information only.
2. Following our conversation on the appearance of Building 213, the Planning Staff, OL, developed a broad estimate of savings that might have been made in connection with the completion of the interior of the lobby and the sixth floor of Building 213 to include the provision of furnishings therein. These two areas were selected because they represent the major portion of the interior of the building most commonly seen by visitors. Consideration was not given to changes in the basic design of the building, but only to the use of less expensive material in the construction.
3. After examination of the areas concerned, the problem was discussed at some length with the PBS engineer for on-site construction. It was found that specific cost differences could not be provided without detailed research on his part. However, he stated that savings of more than \$50,000 in the completion of the lobby and the sixth floor by using substitute materials was doubtful. Included in the discussion for possible substitutes were the facings of the lobby, the paneling, ceilings, and floor tiles of both areas, and the doors on the sixth floor. It was estimated that savings would have resulted primarily from reductions in material costs, since labor costs would have remained essentially at the same level. In expanding this discussion with the PBS engineer to the remainder of the building, he made a broad estimate that the use of substitute materials in all of the non-technical areas of the building probably would have resulted in saving not more than \$100,000. However, he stated that the use of such substitute materials probably would have caused additional maintenance costs over the next twenty years in excess of the construction savings. It should be remembered that the PBS engineer did not coordinate these estimates with the Design and Construction Division of PBS Region No. 3.
4. The PBS engineer brought out two additional factors related to savings. First, he stated that a substantial amount had been saved on light fixtures alone. This saving was based on the difference between

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the original bids and the method that was used whereby the Government purchased the same fixtures on the open market. Additionally, he cited that the cost of construction on this building, exclusive of fees, appears now to run on the magnitude of [redacted] This is somewhat less than the estimated cost within the past few months. These two items indicate that quality and costs have been very closely watched, particularly when the overtime costs to expedite the building are considered.

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5. In connection with the furnishings of the lobby, it appears that the rug, the furniture, and the plants could have been left out. Had this been done, it is estimated that about \$5,000 could have been saved. In connection with the sixth floor, furniture provided is GSA scheduled with minor exceptions. Assuming that all of the rugs could have been omitted, that plants had been left out, and that cheaper materials had been acceptable in the drapes, it is broadly estimated that about another \$5,000 might have been saved. In light of the investment in the building, the expected expansion of NPIC, the number of visitors expected, and the fact that NPIC is to be host to other services, it is believed that this sum is modest for prestige considerations.

6. It appears from this preliminary estimate that the appearance of luxury in the lobby and on the sixth floor is largely related to quality of construction rather than a superficial appearance and, all things considered, seems to be justified. If any further specific estimates are desired, the PBS engineer has indicated that he can assist by having the necessary related research accomplished.

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[redacted]  
ALAN M. WARFIELD /  
Deputy Director of Logistics

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